



## OFFERING SUMMARY

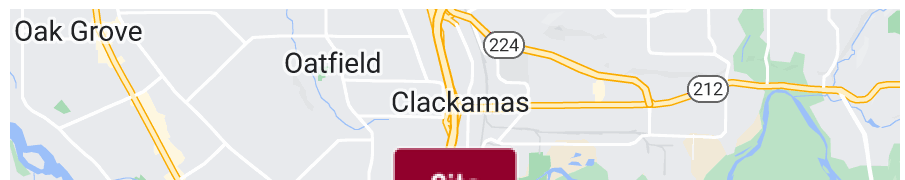
<b>Available SF:</b>	Fully Leased
<b>Office SF:</b>	1,400 SF
<b>Lease Rate:</b>	Negotiable
<b>Clear Height:</b>	16' 18'
<b>Loading:</b>	One (1) recessed dock door
<b>Zoning:</b>	LI, Light Industrial
<b>Est. NNN's:</b>	\$0.09/SF/month

## PROPERTY OVERVIEW

Ideally located along I-5 and south of Clackamas, the property offers high bay warehouse with offices ideal for wholesale, storage, local distribution, industrial service and numerous other industrial uses.

## PROPERTY HIGHLIGHTS

- 625 SF bonus 2nd floor office with restroom (no additional cost)
- Shower on premises
- 3 phase, 200 amp power
- Sprinklered
- Located between Highway 212 and Gladstone interchanges
- Limited parking



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